



## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, JULY 5, 2007  
AT 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
  - A. Approval of minutes from the workshop and regular meetings on June 21, 2007.**
  - B. CONSIDERATION – Master Plan MP07-04 (Drawing)** **M. Zimmermann**  
*Revised Master Preliminary Plan of Riverstone Subdivision, being 75.79 acres of land adjoining the northwest side of F.M. 1179 between Oak Forest and Copperfield Drives in the eastern extraterritorial jurisdiction (ETJ) of Bryan, Brazos County, Texas.*
  - C. CONSIDERATION – Final Plat FP07-15 (Drawing)** **M. Zimmermann**  
*Proposed Final Plat of Riverstone Subdivision – Phase 1, being 38.152 acres of land adjoining the northwest side of F.M. 1179 between Oak Forest and Copperfield Drives in the eastern extraterritorial jurisdiction (ETJ) of Bryan, Brazos County, Texas.*
  - D. CONSIDERATION – Master Plan MP07-06 (Drawing)** **M. Zimmermann**  
*Revised Master Plan of Briar Meadows Creek Subdivision, being 61.17 acres of land wedged between William J. Bryan Parkway, East Villa Maria Road and Broadmoor Drive in Bryan, Brazos County, Texas*

**REQUEST FOR APPROVAL OF EXCEPTION (Commission has final approval; appeals may be directed to City Council.)**

**5. PUBLIC HEARING/CONSIDERATION – Planning Exception [PE07-03](#) M. Zimmermann**

*A request for approval of an exception to standards of the subdivision ordinance requiring the installation of sidewalks in conjunction with a proposed residential subdivision, to allow the installation of sidewalks on only the south side of proposed Amber Court and on only the north side of a proposed extension of Red River Drive in proposed Briar Meadows Creek Subdivision – Phase 2, being 7.564 acres of land generally extending between Broadmoor and Red River Drives in Bryan, Brazos County, Texas*

**REQUEST FOR APPROVAL OF VARIANCE (Commission has final approval; appeals may be directed to City Council.)**

**6. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-29](#) M. Zimmermann**

*A request for approval of a variance from the minimum 100-foot depth required of lots in Mixed Use Residential (MU-1) zoning districts, to create three new lots, which would be only 98.75 feet deep located at 3701 Tabor Road consisting of 0.686 acres of land out of Moses Baine League, A-3 in Bryan, Brazos County, Texas.*

**REQUEST FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)**

**7. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-31](#) R. Haynes**

*A request to change the zoning classification from Residential District – 7000 (RD-7) to Residential – Neighborhood Conservation (R-NC) on all eligible lots in the Rockwood Park Estates Subdivision in Bryan, Brazos County, Texas.*

**8. COMMISSION CONCERNS**

**9. ADJOURN**

**FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.**